

BK 6599PG 198

**WARRANTY DEED**  
(Joint Tenancy – Statutory Short Form)  
**024295**

**TRANSFER  
TAX  
PAID**

*P/O  
13-140  
COMBINED WITH  
13-150*

We, **Arthur Roy and Dolores Roy** of Waterville, Kennebec County, Maine, for consideration paid, grant to **Marie A. Gurney**, whose mailing address is 666 West River Road, with **Warranty Covenants**, a certain lot or parcel of land, more particularly bounded and described as follows, to wit:

A CERTAIN LOT OR PARCEL OF LAND situated on the southeasterly side of the West River Road in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows.

Beginning at a point located on the southeasterly side of the West River Road. Said point being on a course of N 60° 49' E a distance of One Hundred Ninety-six and 7/10ths (196.7) feet from the northwesterly corner of land now or formerly of D & R Development, Inc. as recorded in the Kennebec County Registry of Deeds in Book 2652, Page 171. Thence by the following courses and distances:

- 1) N 60° 49' E along the southeasterly side of the West River Road a distance of Eleven and no/10ths (11.0) feet to a point.
- 2) N 54° 38' E along the southeasterly side of the West River Road a distance of Twenty-one and 6/10ths (21.6) feet to an iron pin set.
- 3) S 44° 00' E a distance of One and no/10ths (1.0) foot to a point.
- 4) S 54° 38' W a distance of Twenty-one and 9/10ths (21.9) feet to a point.
- 5) S 60° 49' W a distance of Eleven and no/10ths (11.0) feet to a point.
- 6) N 29° 12' W a distance of One and no/10ths (1.0) foot to the point of beginning.

The above described parcel of land containing 33 square feet is a portion of the property conveyed to Arthur A. and Dolores Roy as recorded in said Registry in Book 2179, Page 58. Reference is made to a Boundary Survey for Arthur and Dolores Roy (revision 2) by Northeast Land Surveys, Inc. dated August 15, 1990. All iron pins set are 5/8" rebar capped PLS #1318.

*A. Gurney (2)*

P/O  
13-140  
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BK 6599PG 199

Witness our hands and seals this 16 day of August, 2001.

David J. Hennes  
Witness

Arthur Roy  
Arthur Roy

David J. Hennes  
Witness

Dolores Roy  
Dolores Roy

STATE OF MAINE  
Kennebec, ss.

August 16, 2001

Then personally appeared the above named Arthur Roy and Dolores Roy and  
acknowledged the foregoing instrument to be their free act and deed,

Before me,

David J. Hennes  
Notary Public



DANIEL J. BERNIER  
Notary Public, State of Maine  
My Commission Expires December 5, 2007

My Com. Exp.: \_\_\_\_\_



RECEIVED KENNEBEC SS.  
2001 AUG 24 AM 9:00

ATTEST: Barbara Ruth Mann  
REGISTER OF DEEDS